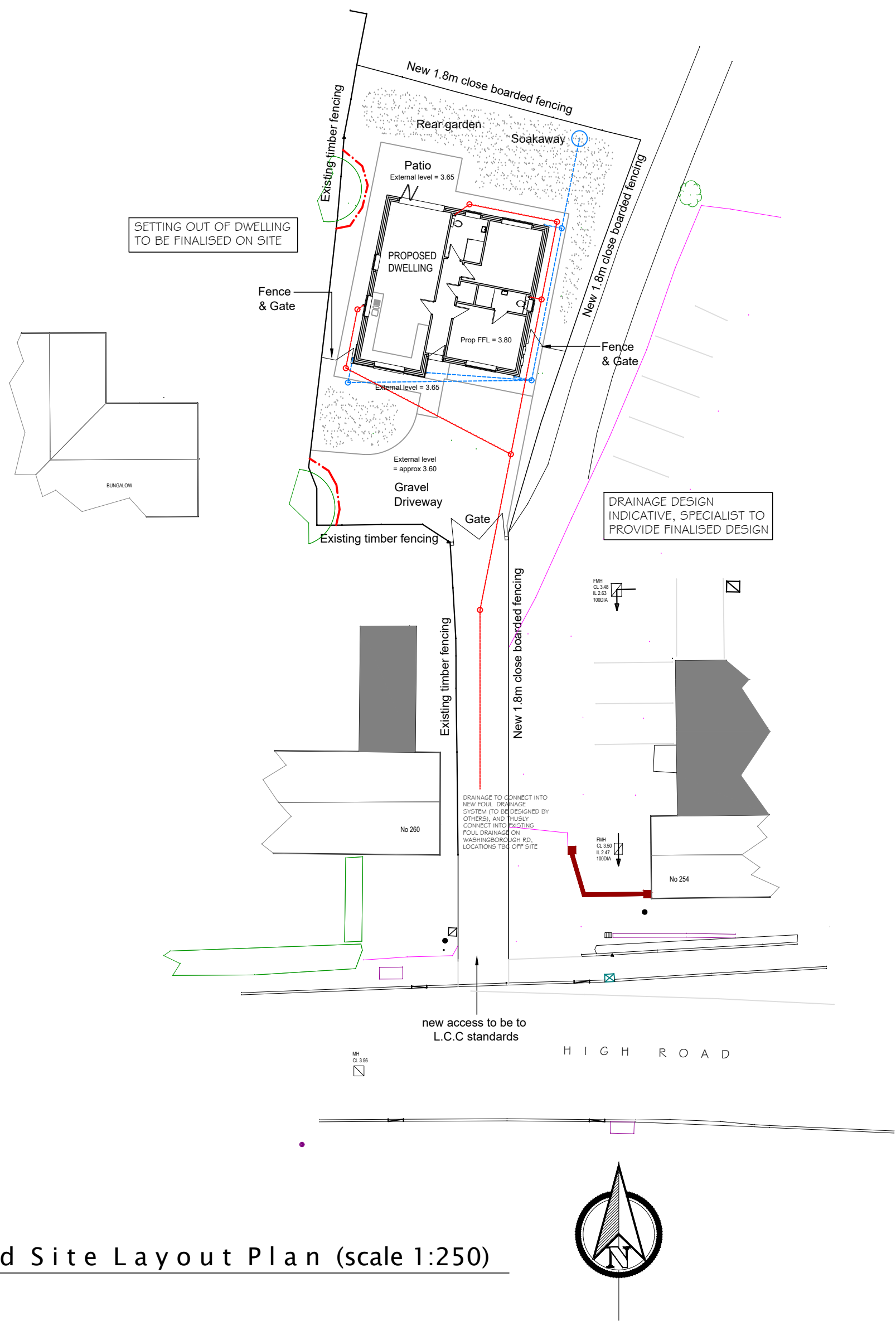


DO NOT SCALE
ALL DIMENSIONS AND SETTING OUT IS TO BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF ANY WORKS OR THE MANUFACTURE OF ANY COMPONENTS OR MATERIALS. ALL WORKS ARE TO COMPLY WITH CURRENT BUILDING REGULATIONS. ALL MATERIALS AND COMPONENTS ARE TO COMPLY WITH CURRENT BRITISH STANDARDS AND ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND CURRENT CODES OF PRACTICE. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS AND DETAILS PRIOR TO THE PROCUREMENT, FABRICATION OR ERECTION OF ANY COMPONENTS AND PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.



Proposed Site Layout Plan (scale 1:250)

note:
all surface water drainage is to be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event.

All surface water and Rainwater drainage will discharge into soakaways or crates and this will be confirmed byway of a percolation test prior to Building Regulation submissions.

note:
provide 900mm wide paving slabs to the perimeter of the dwelling with 150mm gravel strip to the inside



- 1) Signs to be hung on each section of tree protection fencing stating "tree protection area - do not enter - do not move this fence"
- 2) Tree protection barriers to be in accordance with BS 5837:2012, namely 'Heras' fencing with concrete bases (i.e. a robust, braced framework)
- 3) All tree protection barriers to be erected prior to commencement of any site clearance or ground works and to remain in place
- 4) All new soakaways will be kept well away from any existing trees. Scaffolding and working areas will not affect the existing trees.
- 5) All works areas noted beyond tree protection zones and have suitable separation to prevent damage to retained trees

FLOOD MITIGATION TO DWELLING

please refer to FRA report Ref: GCB/ANDREWS

new FFL to be a minimum 300mm above existing external levels, with a further 300mm of flood resilient construction above finished floor level, examples are below, specialist to advise on all requirements.

- due to beam and block construction the building cannot be flood resistant but can have flood resilience which avoids significant internal & structural damage.
- all services/circuits/switches/sockets to be a minimum 450mm above ground level.
- materials to be used to be flood resilient (specialist to advise).
- brick & block types and workmanship to be aligned with the the governments literature on flood risk measures for new buildings (specialist to advise).
- the landlord/owner of the property to register with the environment agency to receive automated early warning of potential flood events.

approach routes to the dwelling should be gently sloping/ramped.

the approach route to be 900mm wide with a maximum cross fall of 1 in 40.

provide entrance ramps and steps which are to be in accordance with approved documents and are to have a level entry with a maximum threshold of 15mm. entrance ramp is to have a maximum rise of 1 in 15. location of ramp/set out of falls to be determined on site.

all steps, ramps and walkways to be designed by others and agreed with client all to meet part k & m of the current building regulations.

every flight has a minimum clear width of 900mm, with every flight having a top & bottom landing, every landing being 1200mm long clear of any swing.

accessible threshold to meet part m of the current building regulations, with min 775mm clear opening for door.

Revision	Amendment	Date
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Client
New Life Home Developments

Project
Proposed Residential Development
Land at High Road, Whaplode

Orig Title
BUILDING REGULATIONS
Proposed Site Plan

Orig No.
222999-PI007

Scale
1:250

Date
09/22

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Architectural Design Consultancy

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